Karen Johnson Davidson County
Batch# 1443396 DEEDQC
07/08/2026 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260708-0061757

Prepared by and return to:
Savannah Grace Maine, Esq.
Harkavy McDaniel Kaplan & Salomon P.C.
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
(901) 761-1263

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents, that **LINDA KAY HODGKISS** (the "Grantor"), for and in consideration of Ten and no/100 Dollars ($10.00), does hereby remise, release, and quitclaim unto **LINDA C. HODKISS, Trustee of the LINDA HODGKISS LIVING TRUST a/k/a HODGKISS LIVING TRUST dated March 21, 2011, as Amended and Restated June 30, 2026,** (the "Grantee") all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit A as shown on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6204 Pennsylvania Homes of record in Instrument No. 20170427-0041407, Register's Office of Davidson County, Tennessee.

This real property being part or all of the property conveyed to Grantor by Warranty deed dated April 26, 2019 and recorded of record as Instrument No. 20190429-00394636 on April 29, 2019 in the Register's Office of Davidson County, Tennessee.

This real property is conveyed subject to any subdivision restrictions, building lines, and easements of record, if any. This property is unencumbered except for 2026 City of Nashville and 2026 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

{Signature and Notary Page to Follow}

SIGNATURE AND NOTARY PAGE TO
QUITCLAIM DEED

WITNESS my hand in Memphis, Tennessee on this 30th day of June, 2026

GRANTOR:

Linda Kay Hodgkiss

LINDA KAY HODGKISS

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **LINDA KAY HODGKISS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in the aforesaid State and County on this 30th day of June, 2026.

Sarah Wilson

NOTARY PUBLIC

My Commission Expires: August 14, 2029



New Owner Name and Address:
Linda C. Hodgkiss, Trustee of the Linda Hodgkiss Living Trust a/k/a Hodgkiss Living Trust dated March 21, 2011, As Amended and Restated June 30, 2026
620 Williamson Cnty Line Rd.
Fairview, TN 37062

And

Leah K. Hodgkiss
6204 – A Pennsylvania Avenue
Nashville, TN 37209

Property Address:
6204 – A Pennsylvania Avenue
Nashville, TN 37209

Mail Tax Notice to:
Linda C. Hodgkiss, Trustee and Leah K. Hodgkiss
6204 – A Pennsylvania Avenue
Nashville, TN 37209

Parcel Id Number: 091024M00100CO

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2026

NOTARY PUBLIC

Commission expires: August 14, 2029

SARAH WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 14, 2029

I, Savannah Grace Maine, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 30th day of June, 2026.

Savannah Grace Maine

Savannah Grace Maine

State of Tennessee
County of Shelby

Personally appeared before me, Sarah Wilson, a notary public for this county and state, Savannah Grace Maine, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2026.

Sarah Wilson

Notary Public

MY COMMISSION EXPIRES: August 14, 2029

